

Texoma Ranch 228
20253 Bales Road
Madill, OK 73446

\$1,710,000
228± Acres
Marshall County



Texoma Ranch 228
Madill, OK / Marshall County

SUMMARY

Address

20253 Bales Road null

City, State Zip

Madill, OK 73446

County

Marshall County

Type

Hunting Land, Recreational Land, Ranches, Undeveloped Land

Latitude / Longitude

34.11795 / -96.609916

Taxes (Annually)

\$1,611

Dwelling Square Feet

1,824

Bedrooms / Bathrooms

3 / 2

Acreage

228

Price

\$1,710,000

Property Website

<https://legendary.land/property/texoma-ranch-228/marshall/oklahoma/104856/>



PROPERTY DESCRIPTION

Situated adjacent to thousands of acres of public hunting and fishing land surrounding Lake Texoma, this exceptional southern Oklahoma ranch offers productive pastureland, outstanding water features, abundant wildlife habitat, and direct access to Corps of Engineers property. It is centered around a beautiful 3.75-acre stocked lake, but also has several small ponds and creeks, and an ideal location for future pond/lake construction. The rolling terrain and sandy loam soils support a diverse mix of improved pasture, native grasses, hay fields, and an impressive stand of native clovers and cool-season grasses, complemented by segmented timber pockets filled with mature oaks and pecans. An old farmhouse, new barn, all utilities provides a comfortable base for recreation or agricultural use. Wildlife is abundant with whitetail deer, turkey, waterfowl, dove, quail, and wild hogs frequently seen throughout the property, while the stocked lake and ponds offer exceptional fishing. Located approximately within 2 hours of both the Dallas-Fort Worth metroplex and Oklahoma City, this ranch offering represents a versatile recreational and ranching opportunity in one of Oklahoma's most desirable regions.

Location:

- *Madill, OK - 10 miles
- *Tishomingo, OK 18 miles
- *Durant, OK - 22 miles
- *DFW - 110 miles
- *Oklahoma City - 133 miles
- *Adjoining Lake Texoma
- *Near Tishomingo National Wildlife Refuge
- *Near Blue River Public Fishing area

Access:

- *Dead-end gravel road access
- *Frontage on paved Linn Road

Water:

- *3.75 acre stocked lake
- *1.25 acre pond
- *Two other small ponds
- *Two seasonal creeks (run most of the year)
- *Several excellent locations to build new ponds

Utilities:

- *Rural Water Meter
- *Electric Meter
- *Septic System

Climate:

- *Approximately +/- 39 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

- *Whitetail Deer
- *Wild Turkey - Current owner has been raising and releasing
- *Waterfowl
- *Dove
- *Quail - Current owner has been raising and releasing
- *Wild Hogs



Fishing:

- *Bass
- *Bluegill
- *Catfish

Terrain:

- *Rolling green pasture with both improved and native grasses
- *WW-B Dahl hybrid Bluestem hay field
- *Amazing amount of native clovers, vetch and cool season grasses
- *Segemented forests and meadows with mature Oaks and Pecans
- *Topography ranging from 640' to 705'
- *Fertile Sandy-Loam soils
- *Well maintained roads and trails
- *Adjoins thousands of acres of Corp of Engineers land around Lake Texoma
- *Situatd in the uplands above the Washita River

Improvements:

- *Existing ranch house - 1,824 sf built in 1975
- *Fenced and Cross-fenced
- *30' x 40' metal barn with 20' x 40' lean-to
- *Pipe gate entrance

Equipment:

- *Overhead Feed Bin (negotiable)

If you are not already on the Legendary Land Company website, please follow the "Property Website" link.

When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Legendary Land Company.

Information contained in this listing is believed to be reliable but is not guaranteed by the broker or its agents. No representation or warranty is made as to its accuracy or completeness, and all information is subject to errors, omissions, prior sale, price changes, or withdrawal without notice. Buyers are responsible for independently verifying all information and conducting their own due diligence prior to purchase.

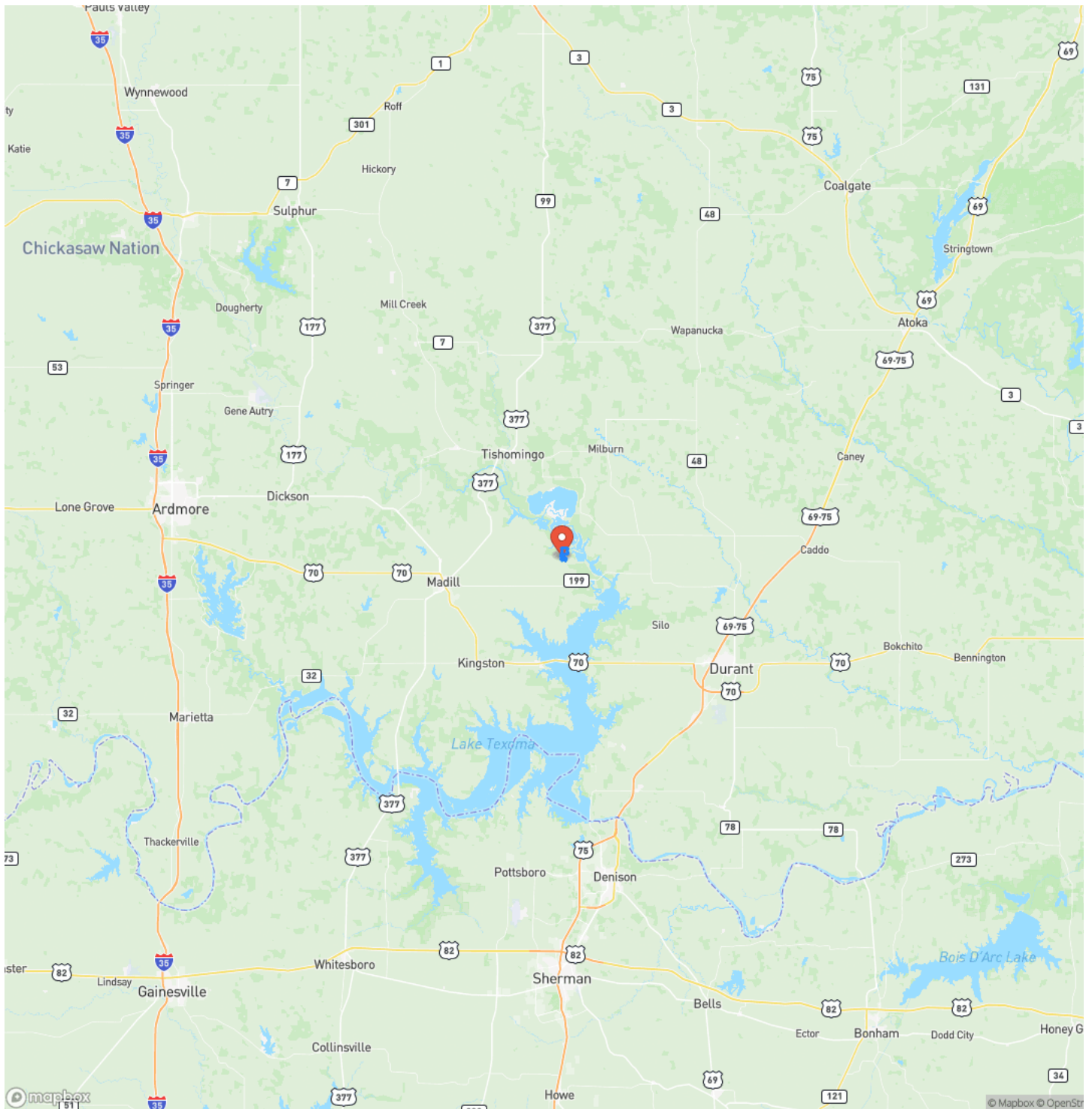




Locator Map



Locator Map



Satellite Map



Texoma Ranch 228
Madill, OK / Marshall County

LISTING REPRESENTATIVE

For more information contact:



Representative

Trevor Potts

Mobile

(580) 220-7790

Email

Trevor@Legendary.Land

Address

111 D Street SW

City / State / Zip

Ardmore, OK 73401

NOTES

[illegible]

MORE INFO ONLINE:

<https://legendary.land/>

[illegible]

<https://legendary.land/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Legendary Land Co
1021 Regal Rd
Yukon, OK 73099
(405) 206-0914
<https://legendary.land/>

